

**CITY OF GROVE CITY, OHIO  
PLANNING COMMISSION MINUTES**

**REGULAR MEETING**

**July 5, 2016**

The meeting was called to order at 1:30 p.m.

Chairman Leasure began the meeting with a moment of silence and the Pledge of Allegiance. Roll was taken and the following members were present: Mr. Gary Leasure, Chair, Mr. Chuck Boso, Dr. John Dubos, and Ms. Julie Oyster. Mr. Mike Linder was absent. Others present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Jennifer Readler, Frost Brown Todd; Bill Vedra, Deputy City Administrator; Cindi Fitzpatrick, Service Director; Mike Boso, Chief Building Official; Laura Scott, Planning and Zoning Coordinator; Tami Kelly, Clerk of Council; Captain Bill Dolby and Scott Burris, Jackson Township Fire Department; Sgt. Rick Hardy, Grove City Police; and Mary Havener, Development Assistant.

Chairman Leasure noted a quorum was present. The minutes from the June 7 and June 16 regular meeting were unanimously approved.

**ITEM #1 – Gateway Retail | Special Use Permit (Drive-Thru)**

**(PID #201602020007)**

Ms. Shields presented the Development Department's findings. The applicant is requesting approval of a special use permit to operate a single-window drive-thru for a Starbucks to be located in a future multi-tenant retail building located on the south side of Meadow Pond Court. The drive-thru window will be located on the east side of the structure with the drive-thru lane and bypass lane wrapping around the south side of the parking lot and east side of the building.

The drive-thru lane will have the ability to hold approximately 14 cars for stacking and is oriented so that any stacking beyond the designated drive-thru lanes will occur in the parking lot and will not back onto the public right-of-way. Therefore, we are recommending Planning Commission make a recommendation of approval to City Council for the Special Use Permit as submitted.

Mr. Joe Smiley, Land Strategies, was present to answer any questions. Ms. Oyster asked if the full amount of cars were to be stacked up in the drive-thru as displayed on the schematic if there be enough room for a car to pass by those cars to exit out. Mr. Smiley responded yes; there is a 24' clearance.

Being no further discussion, Ms. Oyster moved to recommend approval of the Special Use Permit to City Council as submitted. Dr. Dubos seconded and the motion was unanimously approved.

**ITEM #2 – Gateway Retail | Special Use Permit (Outdoor Seating)**

**(PID #201602050009)**

Ms. Shields presented the Development Department's findings. The applicant is proposing to install an outdoor seating area for a Chipotle, to be part of a future multi-tenant retail building on the south side of Meadow Pond Court. The seating area will be 500 square feet in area located directly adjacent to the west side of the building. Nine (9) table and chair sets are proposed within the seating area, to be enclosed by 3' black metal fencing.

The proposed outdoor seating area will be located on the raised sidewalk around the building and bollards are proposed at the northwest and southwest corners of the seating area. Parking blocks will be utilized in spaces closest to the seating area to further prevent vehicles from entering the seating area and landscaping is proposed on the north and west sides of the seating area to visually separate the seating area from vehicular areas. Therefore, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit as submitted.

Mr. Joe Smiley, Land Strategies, was present to answer any questions. Chairman Leasure asked Mr. Smiley if there would be awnings. Mr. Smiley stated that they would have awnings over the tables, pictures of which have been submitted.

Being no further discussion, Mr. Boso moved to recommend approval of the Special Use Permit to City Council as submitted. Ms. Oyster seconded and the motion was unanimously approved.

**ITEM #3 – Gateway Retail | Special Use Permit****(PID #201602050010)**

Ms. Shields presented the Development Department's findings. The applicant is proposing to install an outdoor seating area for a Starbucks, to be part of a future multi-tenant retail building on the south side of Meadow Pond Court. The seating area will be 600 square feet in area located at the southeast corner of the building. 13 table and chair sets are proposed within the seating area, to be enclosed by 3' black metal fencing. Similar to the western Chipotle seating area, the seating area will be on the raised sidewalk adjacent to the building with bollards proposed and landscaping on the south, west, and east sides of the seating area.

Ms. Shields stated that staff believes these precautions will create a safe seating area, therefore staff recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit as submitted.

Mr. Joe Smiley, Land Strategies, was present to answer any questions.

Being no discussion, Ms. Oyster moved to recommend approval of the Special Use Permit to City Council as submitted. Dr. Dubos seconded and the motion was unanimously approved.

**ITEM #4 – Parkash and Prashar, LLC (Shell Gas Station) | SUP (Outdoor Sales)****(PID #201605020028)**

Ms. Shields presented the Development Department's findings. The applicant is requesting a special use permit for outdoor sales for the Shell gas station located at 3088 Broadway. Two propane cages and one ice merchandiser are currently located along the front sidewalk adjacent to the convenience store, fronting Broadway. The applicant has indicated that one propane cage is proposed to be relocated to the south side of the structure, but the remaining propane cage and ice merchandiser are proposed to remain along the storefront fronting Broadway.

Staff does not believe that the proposed outdoor sales items will harm the character of the district; however, Ms. Shields stated that staff does not feel the placement of the items along the storefront is appropriate for the site and does not match the intended character of the district, at the entrance to the community. Furthermore, staff does not feel that the proposed placement of items along the front sidewalk creates a safe environment for pedestrians on the site.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit with the following stipulation:

1. The ice merchandiser and propane cages shall be placed on the sidewalk along either the north or south sides of the building.

Mr. Thomas Clark was present to answer any questions. Mr. Clark introduced Mr. Dave Prashar, owner of the Shell Gas Station, and stated that Mr. Prashar has been a resident of Grove City for 10 years and has owned the business for eight years. His station is independently owned and operated. Mr. Clark stated that the only outdoor items that they would like to sell are propane and ice. The station does not have any other items outside of the building.

Mr. Clark stated that he would like to address Staff's concerns. In response to Staff Report Finding #1 ("Staff does not believe that the proposed outdoor sales items will harm the character of the district, however, they do not feel placement of the items along the storefront is appropriate for the site and does not match the intended character of the district at the entrance of the community"). Mr. Clark stated that it was unclear what the comment "intended character" referred to and if this station was located in another area of the city, he wanted to know if the same would standards apply. He emphasized that this was a well-maintained station and the two items that they are requesting to sell shouldn't affect anything in regards to the entrance.

In regards to #3 ("Staff does not feel that the proposed placement of the items creates a safe environment for pedestrians on the site"), Mr. Clark referenced pictures that were presented and stated that they are attempting to comply with the City's wishes by moving one of the propane tanks to the side of the building, keep one in front and leave the ice machine where it currently is. He continued to state that there is a handicap entrance on the south side and the few times there have been handicap customers that have used it, they have had no problems in accessing the entrance. Mr. Clark stated that he has personally witnessed customers navigating the sidewalk with no difficulties. Ultimately, their concern is that if the ice and propane are not visible, it will affect Mr. Prashar's business.

Ms. Oyster commented that in driving by the station, it looked less than well maintained. She also commented on the inability to be able to see inside the store due to the fact that there are large drink machines blocking the large windows. Mr. Clark stated that Mr. Prashar is in the process of painting to improve the appearance of the station. Mr. Prashar also stated that he is working on possibly expanding the building in the future in order to be able to reconfigure the items within the store to create better visibility in regards to the windows.

Being no further discussion, Ms. Oyster moved to recommend approval of the Special Use Permit to City Council with the following stipulation:

1. The ice merchandiser and propane cages shall be placed on the sidewalk along either the north or south sides of the building.

Mr. Boso seconded and the motion was unanimously approved.

#### **ITEM #5 – 4132 Broadway | Rezoning (PSO to PUD-R)**

**(PID #201605200033)**

Ms. Shields presented the Development Department's findings. The applicant is proposing to rezone 4132 Broadway from PSO to D-1 in order to construct an apartment over the rear garage on the property. The site currently contains a single-family residential structure with a detached garage accessed from the rear alley. The site is bordered by a variety of zoning districts including PSO to the north, C-2 to the south, PSO and D-1 to the west across Broadway and R-2 to the east.

The applicant has requested a D-1 zoning which permits doubles, twin singles and duplexes. The definition for these uses found in the City's Planning and Zoning Code requires that both units be constructed side by side or within one structure. Our Code does not have a district suited to handle the request of a garage apartment, therefore we believe a zoning of PUD-R is more appropriate for this request and we are recommending that Planning Commission make a recommendation of approval to City Council to rezone 4132 Broadway from PSO to PUD-R.

Mr. John Roush, applicant, was present to answer any questions. Dr. Dubos requested an explanation of the difference between D-1 and PUD-R. Ms. Shields stated that in a D-1, the definition of what you can have is very specific. The two units in a double must be connected or within one structure. Since Mr. Roush is attempting to have an apartment over a detached garage, it technically would not be permitted in a D-1 district. Staff is basically approving the same thing; we are just trying to find a more appropriate zoning district to put it in. The same situation has occurred in other locations in the area and it was done through a PUD-R.

Being no further discussion, Mr. Boso moved to recommend approval to City Council to rezone 4132 Broadway from PSO to PUD-R. Dr. Dubos seconded and the motion was unanimously approved.

#### **ITEM #6 – 4178 Hoover Road | Zoning upon Annexation to PSO**

**(PID #201605260035)**

Ms. Shields presented the Development Department's findings. The applicant is requesting a PSO zoning for 4178 Hoover Road upon it's annexation to Grove City to allow the property to be redeveloped with a new office building. The property is bordered to the north, south and east by properties zoned PSO and to the west across Hoover Road by properties zoned R-2. Staff believes the proposed rezoning is appropriate for the area given the existing office development in the area. Therefore, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning as submitted.

Ms. Kacie Waugh was present to answer any questions.

Being no discussion, Ms. Oyster moved to recommend approval of the zoning upon annexation to City Council as submitted. Dr. Dubos seconded and the motion was unanimously approved.

#### **ITEM #7 – Meijer Gas Station #234 | Special Use Permit (Outdoor Sales)**

**(PID #201605260036)**

Ms. Shields presented the Development Department's findings. The applicant is requesting a special use permit for outdoor sales for the Meijer gas station located at 2859 London Groveport Road. Approval is sought for two ice merchandisers and one propane cage. The site currently has merchandisers at each fuel pump and along the storefront; however, the applicant



has indicated that they will remove all merchandisers and relocate the ice to the west side of the structure along a sidewalk leading back to an employee entrance to the building. The propane cage is currently located on the east side of the structure, within a screened enclosure. No items will be displayed along the north storefront, facing London Groveport Road, and no seasonal changes are proposed. Staff believes the items will be located to allow for safe access around the building and the site, allowing full pedestrian access from the fuel pumps and parking spaces to the structure. Therefore, staff recommends Planning Commission make a recommendation of approval for the Special Use Permit to City Council as submitted.

Mr. Scott Compston, Meijer, was present to answer any questions. Chairman Leasure asked if the Fire Department had any issues with the propane tanks. Mr. Burris, JTFD, responded that they did not as they are not near the pump islands.

Being no further discussion, Mr. Boso moved to recommend approval of the Special Use Permit to City Council as submitted. Ms. Oyster seconded and the motion was unanimously approved.

#### **ITEM #8 – Marlane Retail Development | Development Plan**

**(PID #201605270037)**

Ms. Shields presented the Development Department's findings. The applicant is requesting approval of a development plan to construct three new buildings on 2.9 acres of land at 1849 Stringtown Road. The site is zoned C-2 and is the current location of the Days Inn hotel. The project will involve the removal of the existing structure, leaving only the southern wing of the hotel and south parking lot. The site will be redeveloped with a multi-tenant retail structure, a quick-service restaurant and a full-service restaurant.

The architecture of all three (3) buildings have been designed to ensure all buildings are compatible by utilizing similar materials across the site. All buildings will be finished primarily in brick with EIFS and cement board used for accent. Buildings 1 and 2 are proposed to have very similar architecture with large glass storefronts with brick between tenant spaces, cement board over the storefronts, and EIFS caps. Building 3 will be finished in similar materials as building 1 and 2 but will also feature cultured stone in addition to brick and EIFS.

The site will be accessed from a single, existing curb cut on Marlane Drive as well as two additional points of access from adjoining properties. A driveway easement is shown over a portion of the entrance drive from Marlane Drive and an additional access and roadway easement is shown over the western 10' between the Waffle House property and the retail building. A guardrail currently exists along the southern edge of the Waffle House parking lot preventing access between the two properties. Because access has already been blocked between the two properties, and to comply with the requirements of Section 1136.06 and better delineate the redeveloped site from the Waffle House property, staff recommends landscaping be installed between the properties. Staff believes that the addition of landscaping to this area is key in setting the standard for redevelopment projects in the future. In order to comply with parking lot setback requirements, 10' of landscaping should be installed between the site to be developed and the Waffle House property. This 10' should be taken either from the Waffle House property (if an agreement can be reached with Waffle House) or from the edge of the driveway / access easement.

A number of additional items related to landscaping remain unresolved including a lack of a plant key, details on plantings around the monument signs and parking lot peninsulas. Therefore, we recommend Planning Commission make a recommendation of approval for the Development Plan to City Council with the following stipulations and deviations.

1. A 10' landscape area and supplemental landscaping according to the requirements of section 1136.06 shall be installed between the Waffle House property and the site to be redeveloped.
2. If an agreement cannot be reached with Waffle House to eliminate the driveway and access easements, the existing pavement shall be replaced with grass pavers within the driveway and access easements, except at the proposed northern connection to the Waffle House parking lot.
3. The applicant shall work with City staff to delineate an appropriate landscape feature area at the northeast corner of the site.
4. An easement shall be recorded over the landscape feature to allow the City to maintain this feature.
5. A landscape peninsula shall be added to the western edge of the parking lot north of Building 1.

6. A 2" minimum caliper large or medium class tree shall be planted in the peninsulas at the southern edge of the parking rows between Buildings 1 and 2.
7. A plant key shall be added to the landscaping plan that lists the exact plant varieties proposed on the site along with the size at installation and quantities to be planted for the entire project.
8. Details shall be submitted for landscaping proposed around the base of the monument sign.
9. A deviation shall be granted to allow the reduction in required parking spaces from 163 to 162 spaces.
10. "No Truck Parking" signage shall be installed at the site.

Mr. George Schweitzer, Geo-Graphics, was present to answer any questions. Chairman Leasure asked Mr. Schweitzer if he had any concerns with the stipulations presented by Staff. Mr. Schweitzer responded that there is a platted access easement in the area where Staff is requesting a 10' landscape area. He doesn't feel they will be able to comply with that particular stipulation, however, they might be able to use the grass pavers which Staff suggested. He will attempt to work with Waffle House to see what can be accomplished. He stated that he has no other problems with the other stipulations. Chair Leasure asked why Staff came to this determination. Ms. Shields stated that Staff's main point is that we want to set a precedent for redevelopment so there isn't pavement as before and to make sure we comply with Chapter 1136. Staff would like them to work it out with Waffle House and remove the existing pavement to meet the 10' setback. If they can't, the grass pavers are an option within the easement, or they can install the 10' of landscaping from the edge of the easement. There are many options for proceeding, it just comes down to how it works out with the easement. Mr. Schweitzer stated again, that they will attempt to work with Waffle House on permanent landscaping.

Being no further discussion, Ms. Oyster moved to recommend approval of the Development Plan to City Council with the following deviations and stipulations:

1. A 10' landscape area and supplemental landscaping according to the requirements of section 1136.06 shall be installed between the Waffle House property and the site to be redeveloped.
2. If an agreement cannot be reached with Waffle House to eliminate the driveway and access easements, the existing pavement shall be replaced with grass pavers within the driveway and access easements, except at the proposed northern connection to the Waffle House parking lot.
3. The applicant shall work with City staff to delineate an appropriate landscape feature area at the northeast corner of the site.
4. An easement shall be recorded over the landscape feature to allow the City to maintain this feature.
5. A landscape peninsula shall be added to the western edge of the parking lot north of Building 1.
6. A 2" minimum caliper large or medium class tree shall be planted in the peninsulas at the southern edge of the parking rows between Buildings 1 and 2.
7. A plant key shall be added to the landscaping plan that lists the exact plant varieties proposed on the site along with the size at installation and quantities to be planted for the entire project.
8. Details shall be submitted for landscaping proposed around the base of the monument sign.
9. A deviation shall be granted to allow the reduction in required parking spaces from 163 to 162 spaces.
10. "No Truck Parking" signage shall be installed at the site.

Dr. Dubos seconded and the motion was unanimously approved.

**ITEM #9 – 2121 Sonora Drive | Rezoning (IND-1 to C-1)****(PID #201606130039)**

Ms. Shields presented the Development Department's findings. The applicant is proposing to rezone 2121 Sonora Drive, at the southwest corner of McDowell Road and Sonora Drive, from IND-1 to C-1. to decrease setback requirements and to make the 1.12-acre lot more marketable for development. The site is bordered to the south by property zoned SF-1, to the west by township residential, to the north across Sonora by SD-2 and to the east across McDowell Road by IND-2.

Staff believes that the proposed C-1 zoning for the property will begin an appropriate transition on Sonora Drive from the industrial properties along McDowell Road to the office and multi-family residential developments to the west. Therefore, we recommend Planning Commission make a recommendation of approval to City Council for the Rezoning as submitted.

Mr. Robert Nygren, representing the property owner Mr. David Rose, was present to answer any questions. Mr. Nygren stated that they are asking for the rezoning to change the setback requirements from 100' to 60' in order to have a larger chunk of property for someone to develop on.

Dr. Dubos asked what is west of the property. Mr. Nygren stated that it is a private residence.

Ms. Oyster asked if there has been any discussion with the neighbor to the west. Mr. Nygren stated that there has not. They are simply going by City requirements. Ms. Oyster asked if the single family to the south was a home. Mr. Nygren stated that it is.

Being no further discussion, Mr. Boso moved to recommend approval of the Rezoning to City Council as submitted. Ms. Oyster seconded and the motion was unanimously approved.

**ITEM #10 – Pinnacle Golf Club – Lot 453 Section 5 | Lot Split****(PID #201606280043)**

Ms. Shields presented the Development Department's findings. The applicant is proposing to split 0.092 acres of land from the Pinnacle Club Golf Club property. After combining the area to be split with Lot 453 of Pinnacle Club Section 5, the lot will comply with area requirements, therefore, the Development Department recommends Planning Commission approve the Lot Split as submitted.

Mr. Joe Ciminello, Pinnacle Land Holdings LLC, was present to answer any questions. Mr. Ciminello stated that this is similar to what was done on the other entrance at Hirth Hill East. This is Hirth Hill West. Originally when it was platted, the driveway was supposed to come out to Pinnacle Club Drive. This will enable them to front the house on Hirth Hill and the driveway will then come off of Hirth Hill.

Chairman Leasure asked if the plan was to leave the rest of the property open like it currently is. Mr. Ciminello stated that the intent currently is to leave it as open space.

Being no further discussion, Ms. Oyster moved to approve the Lot Split as submitted. Dr. Dubos seconded and the motion was unanimously approved.

**ITEM #11 – Pinnacle Club | Development Plan Amendment (Text)****(PID #201606280044)**

Ms. Shields presented the Development Department's findings. The applicant is requesting to amend the development standards text for the Pinnacle Club to modify the rear setback for properties in Subarea A from 30% to 30'. The proposed amendment is only for Subarea A and no other changes to the development text are proposed. Because a number of amendments to the development text have been granted in the past to approve reduced rear yard setbacks for homes in Subarea A. Staff is supportive of the proposed amendment to prevent future amendments done on a lot by lot basis. The Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan Amendment as submitted.

Mr. Joe Ciminello, Pinnacle Land Holdings LLC, was present to answer any questions. Ms. Oyster asked if the setback amount changing from 30% to 30' was originally a typo. Mr. Ciminello stated that they were a bit conservative and as the houses are somewhat larger than they thought and with the addition of pool houses and different things like that, they feel the 30' is more appropriate. Mr. Boso asked how many lots were available. Mr. Ciminello stated that there are 25 – 28 available in the Estate lots.


Being no discussion, Mr. Boso moved to recommend approval of the Development Plan Amendment Text to City Council as submitted. Ms. Oyster seconded and the motion was unanimously approved.

Having no further business, Chair Leasure adjourned the meeting at 2:15 p.m.



---

Mary Havener, Secretary



---

Gary Leasure, Chairman